079.0	0002	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,119,400	/	1,119,400
USE VALUE:	1,119,400	/	1,119,400
ASSESSED:	1,119,400	/	1,119,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
280		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALVES JUDISMAR P &
Owner 2:	ABREU MAURA C
Owner 3:	
Street 1:	280 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MILLER FRANCIS J -
Owner 2:	-
Street 1:	280 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Stucco Exterior and 2940 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6025.000	735,400	5,500	378,500	1,119,400
Total Card	0.138	735,400	5,500	378,500	1,119,400
Total Parcel	0.138	735,400	5,500	378,500	1,119,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.75 /Parcel: 380.75

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 49110

GIS Ref

GIS Ref

Insp Date 04/08/14

!6442!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0002-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	735,400	5500	6,025.	378,500	1,119,400		Year end	12/23/2021
2021	101	FV	712,200	5500	6,025.	378,500	1,096,200		Year End Roll	12/10/2020
2020	101	FV	710,800	5500	6,025.	378,500	1,094,800	1,094,800	Year End Roll	12/18/2019
2019	101	FV	524,600	5700	6,025.	383,900	914,200	914,200	Year End Roll	1/3/2019
2018	101	FV	524,600	5700	6,025.	286,600	816,900	816,900	Year End Roll	12/20/2017
2017	101	FV	524,600	5700	6,025.	259,500	789,800	789,800	Year End Roll	1/3/2017
2016	101	FV	524,600	5700	6,025.	248,700	779,000	779,000	Year End	1/4/2016
2015	101	FV	511,100	5900	6,025.	210,900	727,900	727,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:55:26

LAST REV

Date	Time
09/09/14	08:53:13
philc	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6442

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER FRANCIS	61091-74		1/30/2013	Change>Sale	400,000	No	No		
	8577-548		1/1/1901	Family		No	No		Mary Miller dod 11/6/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2013	993	Manual	1,100	C				
5/9/2013	657	Manual	23,300	C				
4/24/2013	594	Manual	2,000	C				
3/5/2013	285	Addition	155,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Measured	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/30/2013	Meas/Inspect	JBS	JOHN S
6/17/2013	Info Fm Prmt	EMK	Ellen K
5/24/2013	Info Fm Prmt	EMK	Ellen K
5/28/2009	Measured	189	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
3/29/2000	Inspected	276	PATRIOT
1/10/2000	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6025		Sq. Ft.	Site		0	70.	0.90	5			Med. Tr	-10					378,474						378,500	

Total AC/HA:	0.13831	Total SF/SM:	6025	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,474	Spl Credit		Total:	378,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18030298
Const Adj.:	1.48500001
Adj $ / SQ:	227.858
Other Features:	131531
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	824386
Depreciation:	89034
Depreciated Total:	735352

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

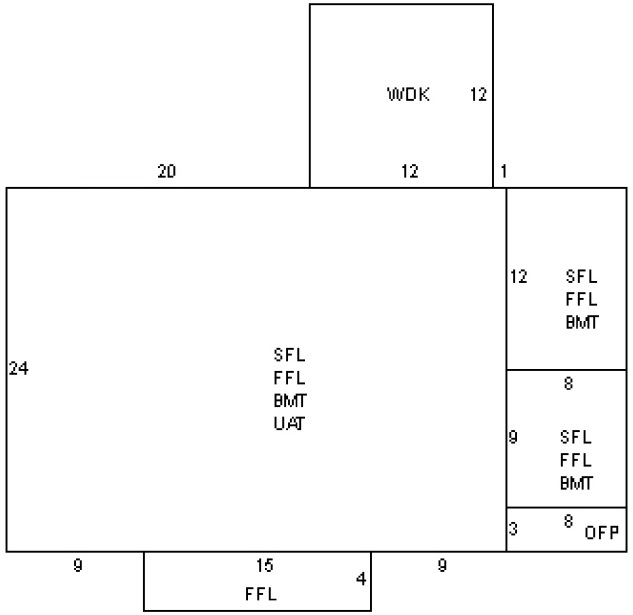
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	250.64
Special Features:	0	Val/Su Net:	222.44
Final Total:	735400	Val/Su SzAd	371.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	227.860	232,415
BMT	Basement	960	150.390	144,371
SFL	Second Floor	960	227.860	218,743
UAT	Upper Attic	198	91.140	18,046
WDK	Deck	144	19.220	2,768
OFP	Open Porch	24	65.340	1,568
	Net Sketched Area:	3,306	Total:	617,911
Size Ad	1980	Gross Area	3900	FinArea 2940

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	17X24	A	AV	1970	19.26	T	39.2	101			4,800			4,800
19	Patio	D	Y	1	16X15	G	AV	1960	4.77	T	40.8	101			700			700

PARCEL ID

079.0-0002-0006.B

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500